

## Clear Lake Real Estate

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Clear Lake Real Estate remains in a strong sellers market. November shows a good market all the way to \$800k. Simply, there aren't enough homes on the market. Prices have risen so much that I've had to add more rows to my pricing charts found the "[Market Trend](#)" graphs. We're into a bidding situation on **market ready homes**. If you need to sell your home, Call ME ☺ Right now is the **perfect** time to have your home on the market. Be sure to visit my [Market Trend](#) page to learn much more about the state of the real estate market in Clear Lake.

### November, 2014 Market Report

Single Family Residential Dwellings

(Does not include townhouse, condo, midrise, etc.)

<b>CLEAR CREEK ISD November 2014 Home Sales by Price</b>				
Price Range	# Sold	Active Listings	Month's of Inventory	Market
\$0-\$100K	2	6	3.0	Extreme Seller's Market
\$100-\$200K	81	195	2.4	Extreme Seller's Market
\$200-\$300K	80	261	3.3	Normal Seller's Market
\$300-\$400K	31	184	5.9	Normal Seller's Market
\$400-\$500K	7	64	9.1	Normal Buyer's Market
\$500-\$600K	6	28	4.7	Normal Seller's Market
\$600-\$700K	3	20	6.7	Balanced Market
\$700-\$800K	1	10	10.0	Normal Buyer's Market
\$800-\$900K	0	6	N/A	No Sales This Month
\$900-\$1M	2	8	4.0	Normal Seller's Market
\$1M-\$2M	0	27	N/A	No Sales This Month
\$2M-\$3M	0	3	N/A	No Sales This Month
>\$3M	0	2	N/A	No Sales This Month
<b>Overall Mkt</b>	<b>213</b>	<b>814</b>	<b>3.8</b>	Normal Seller's Market
12+ months of inventory		Extreme Buyer's Market		High depreciation
9-12 months of inventory		Normal Buyer's Market		Moderate depreciation
6-9 months of inventory		Balanced Market		Flat to moderate depreciation
3-6 months of inventory		Normal Seller's market		Moderate to high appreciation
0-3 months of inventory		Extreme Seller's Market		High appreciation

↓ Scroll down for Market Snapshot ↓

12 Year Market Snap Shot – Home Sales – Clear Creek ISD (no townhouse, condo, etc.)

3,042 Closed sales during 1<sup>st</sup> 11 months of 2014

3,088 Closed sales during 1<sup>st</sup> 11 months of 2007

2,565 Closed sales during 1<sup>st</sup> 11 months of 2002

1 Month Market Snap Shot – November 2014 – Clear Creek ISD

Sold – 213 November CCISD														
	SqFt	Beds	FB	HB	List Price	LP/SqFt	Sale Price	SP/SqFt	Adj. Sale Price	Adj. SP/SqFt	SP/LP %	DOM	CDOM	Year Built
Min	1016	2	1	0	78500	52.5	78000	51	78000	50.9	73 %	0	0	1950
Avg	2538	3.63	2.47	0.5	256955	101.24	249481	98.3	247870	97.66	97 %	49	61.57	1994
Max	5419	6	22	2	999990	271.19	958000	224.04	958000	224.04	121 %	342	748	2014
Median	2383	4	2	0	224000	94.49	223000	92.38	220500	91.61	98 %	31	35	1996

The difference between Sale Price and Adj. Sale Price is when the seller contributes to buyers closing costs.  
As you can see -there is little contributing in this market.

EXPIRED – 23 November CCISD														
	SqFt	Beds	FB	HB	List Price	LP/SqFt	Sale Price	SP/SqFt	Adj. Sale Price	Adj. SP/SqFt	SP/LP %	DOM	CDOM	Year Built
Min	1632	2	2	0	137000	64.93	0	0	0	0	0 %	4	4	1965
Avg	3461	3.96	2.83	0.78	625720	180.79	0	0	0	0	0 %	155.65	231.96	1991
Max	5842	6	5	2	2825000	1123.71	0	0	0	0	0 %	606	2118	2006
Median	3458	4	3	1	425000	111.2	0	0	0	0	0 %	161	162	1993

Terminated – 35 November CCISD														
	SqFt	Beds	FB	HB	List Price	LP/SqFt	Sale Price	SP/SqFt	Adj. Sale Price	Adj. SP/SqFt	SP/LP %	DOM	CDOM	Year Built
Min	1035	2	1	0	90000	45.25	0	0	0	0	0 %	2	5	1968
Avg	2935	4	2.8	0.51	363496	123.85	0	0	0	0	0 %	123	169.69	1998
Max	6142	6	5	2	2345000	485.01	0	0	0	0	0 %	1089	1089	2014
Median	2690	4	3	0	284999	102.19	0	0	0	0	0 %	78	114	2002

Leased – 76 November CCISD														
	SqFt	Beds	FB	HB	List Price	LP/SqFt	Lease Price	LseP/SqFt	Adj. Lease Price	Adj. LseP/SqFt	SP/LP %	DOM	CDOM	Year Built
Min	925	2	1	0	800	0.47	800	0.47	800	0.47	82 %	0	0	1946
Avg	2091	3.41	2.12	0.28	1814	0.87	1804	0.86	1804	0.86	100 %	29.91	31.68	1987
Max	4832	5	5	1	5500	1.41	4500	1.41	4500	1.41	120 %	129	176	2013
Median	1971.5	3	2	0	1700	0.87	1700	0.87	1700	0.87	100 %	20	21	1989